059.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	823,600 / 823,600
					USE VALUE:	823,600 / 823,600
					ASSESSED:	823,600 / 823,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MINOGUE AINE/ TRUSTEE
Owner 2:	MOUSSEN REALTY TRUST
Owner 3:	
Street 1:	19 FLETCHER ST
Street 2:	
Twn/City:	AYER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01432 Type:

PREVIOUS OWNER

Owner 1:	MINOGUE AINE -
Owner 2:	-
Street 1:	19 FLETCHER ST
Twn/City:	AYER
St/Prov:	MA Cntry:
Postal:	01432

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Asbestos Exterior and 2355 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4033.000	439,800	5,100	378,700	823,600
Total Card	0.093	439,800	5,100	378,700	823,600
Total Parcel	0.093	439,800	5,100	378,700	823,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.72 /Parcel: 349.72

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 39452

GIS Ref

GIS Ref

Insp Date 08/28/18

!5215!

PREVIOUS ASSESSMENT

Parcel ID 059.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	439,800	5100	4,033.	378,700	823,600		Year end	12/23/2021
2021	104	FV	419,500	5100	4,033.	378,700	803,300		Year End Roll	12/10/2020
2020	104	FV	419,800	5100	4,033.	378,700	803,600	803,600	Year End Roll	12/18/2019
2019	104	FV	325,000	5100	4,033.	373,300	703,400	703,400	Year End Roll	1/3/2019
2018	104	FV	324,900	0	4,033.	286,700	611,600	611,600	Year End Roll	12/20/2017
2017	104	FV	304,400	0	4,033.	270,500	574,900	574,900	Year End Roll	1/3/2017
2016	104	FV	304,400	0	4,033.	248,900	553,300	553,300	Year End	1/4/2016
2015	104	FV	270,800	0	4,033.	232,600	503,400	503,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:49:19

LAST REV

Date	Time
05/28/20	10:51:44
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5215

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MINOGUE AINE,	74589-203	1	5/1/2020	Convenience	10	No	No		
MOUSSEN REALTY	74450-316	1	4/10/2020	Convenience	10	No	No		
MINOGUE AINE,	73931-102	1	12/31/2019	Convenience	10	No	No		
MEYERS RUSSELL	28269-240		3/6/1998	Family	150,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2012	748	Manual	9,414					INSULATE / WEATHER

ACTIVITY INFORMATION

Date	Result	By	Name
2/5/2020	Mail Update	JO	Jenny O
8/28/2018	MEAS&NOTICE	BS	Barbara S
2/27/2009	Meas/Inspect	372	PATRIOT
1/8/2000	Mailer Sent		
1/8/2000	Meas/Inspect	277	PATRIOT
7/28/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	39452
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4033		Sq. Ft.	Site		0	70.	1.34	6									378,693						378,700	

Total AC/HA:	0.09258	Total SF/SM:	4033	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	378,693	Spl Credit		Total:	378,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09585989
Const Adj.:	0.94990498
Adj $ / SQ:	187.373
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	637328
Depreciation:	197572
Depreciated Total:	439756

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

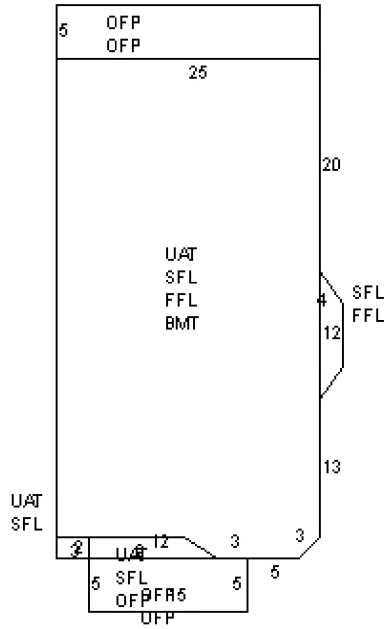
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	187.37
Special Features:	0	Val/Su Net:	104.34
Final Total:	439800	Val/Su SzAd	186.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,191	187.370	223,162
FFL	First Floor	1,164	187.370	218,103
BMT	Basement	1,146	56.210	64,419
OFP	Open Porch	421	19.400	8,166
UAT	Upper Attic	293	74.950	21,979

Net Sketched Area:	4,215			Total:	535,829
Size Ad	2355	Gross Area	5095	FinArea	2355

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 059.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1916	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100